

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Radtke Estate			<b>FID #</b>	
<b>BRRTS #:</b>	03-52-523063			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	53402-1334-34				
<b>CLOSURE DATE:</b>	May 19, 2004				
<b>STREET ADDRESS:</b>	6734 Middle Rd				
<b>CITY:</b>	Racine				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	698528	<b>Y =</b>	262058	
<b>CONTAMINATED MEDIA:</b>	Groundwater		Soil	x	Both
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes		No		x
• IF YES, STREET ADDRESS:					
• GPS COORDINATES X = Y =					
(meters in WTM91 projection):					
<b>OFF-SOURCE SOIL CONTAMINATION</b>	Yes		No	x	
>Generic or Site-Specific RCL (SSRCL):					
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES X = Y =					
(meters in WTM91 projection):					
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes		No	x	
<b>DOCUMENTS NEEDED</b>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					





ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

May 19, 2004

Ms. Joan Simonsen  
6615 Highway 31  
Racine, WI 53402

RE: **Final Closure**

**Commerce # 53402-1334-34**      **WDNR BRRTS # 03-52-523063**  
Radtke Estate, 6734 Middle Road, Racine

One 300-gallon leaded gasoline underground storage tank removed in January 2004

Dear Ms. Simonsen:

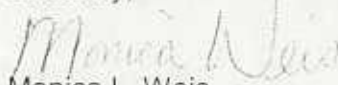
The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Drake Environmental, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

  
Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Jason Bartley, Drake Environmental, Inc.  
Case File

# ***AMBASSADOR TITLE CORPORATION***

1254 West Boulevard  
Racine, WI 53405  
633-6321

## **TITLE CHECK**

Title Check No. 2003-523

Mr. Dave Schaefer  
Re/Max Southeast, Inc.  
4900 Spring Street  
Racine, WI 53406

Title Check From July 10, 1928 to October 3, 2003

Examination of title of record to the following described premises:

Begin at a point on the East line of the Northeast Quarter of Section Eighteen (18), Township Four (4) North of Range Twenty-three (23) East, Thirteen Hundred and Nine Tenths (1300.9) feet South from the Northeast corner of said Section Eighteen (18); run thence West at right angles to said East line Four Hundred Eight-two and Two Tenths (482.2) feet; thence South 0°58' East Two Hundred Fifty-two and Four Tenths (252.4) feet; thence South 13°5' East Two Hundred Thirty-eight and Five Tenths (238.5) feet; thence South 61°7' East Two Hundred Twenty-two and Eight Tenths (222.8) feet; thence South 45°34' East Three Hundred Twenty and Two Tenths (320.2) feet to a point on the East line of said Section Eighteen (18); thence North along said East line Eight Hundred Sixteen and Two Tenths (816.2) feet to the place of beginning. Excepting therefrom premises conveyed in Warranty Deed recorded January 6, 1955 in Volume 569 of Records, page 175, as Document No. 625637.

Owner: LEROY RADTKE and ADELINE RADTKE, husband and wife

Address: 6734 Middle Road - Racine, WI 53402

Lot Size: See attached - (Approximate)

Transfer Tax: NA \*\*\* Date of Transfer: July 10, 1928

Tax Parcel I.D. Number 51-004-04-23-18-001-000

Taxes for 2002 = \$2,734.99 - 2002 and prior paid.



# RACINE COUNTY

## LEGEND

### CONTROL SURVEY FEATURES

- MONUMENTED USPLSS CORNER
- USPLSS SECTION LINE
- USPLSS QUARTER SECTION LINE
- GROUND LEVEL DISTANCE IN FEET
- GRID LEVEL DISTANCE IN FEET

### RIGHT-OF-WAY FEATURES

- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE

### PROPERTY FEATURES

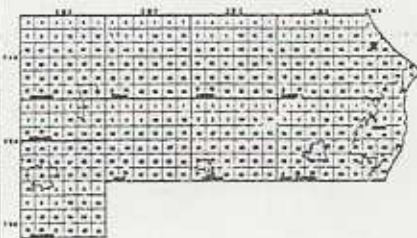
- PROPERTY BOUNDARY
- HISTORICAL PROPERTY BOUNDARY
- PROPERTY BOUNDARY OCCURRING IN RIGHT-OF-WAY
- PROPERTY DIVISION LINE
- SURVEY REFERENCE LINE

### OTHER FEATURES

- SUBDIVISION, CONDOMINIUM, OR CSM BOUNDARY LINE
- CIVIL DIVISION BOUNDARY LINE
- EASEMENT LINE
- RIVER, STREAM, OR SHORELINE

PARCEL NUMBER PREFIX FOR THE TOWN OF CALEDONIA: 004-04-23

DATE OF ORIGINAL MAPPING: FALL 1997  
INFORMATION CURRENT AS OF: MARCH 6, 2003



TRUE NORTH  
GRID NORTH  
+0° 30' 27"

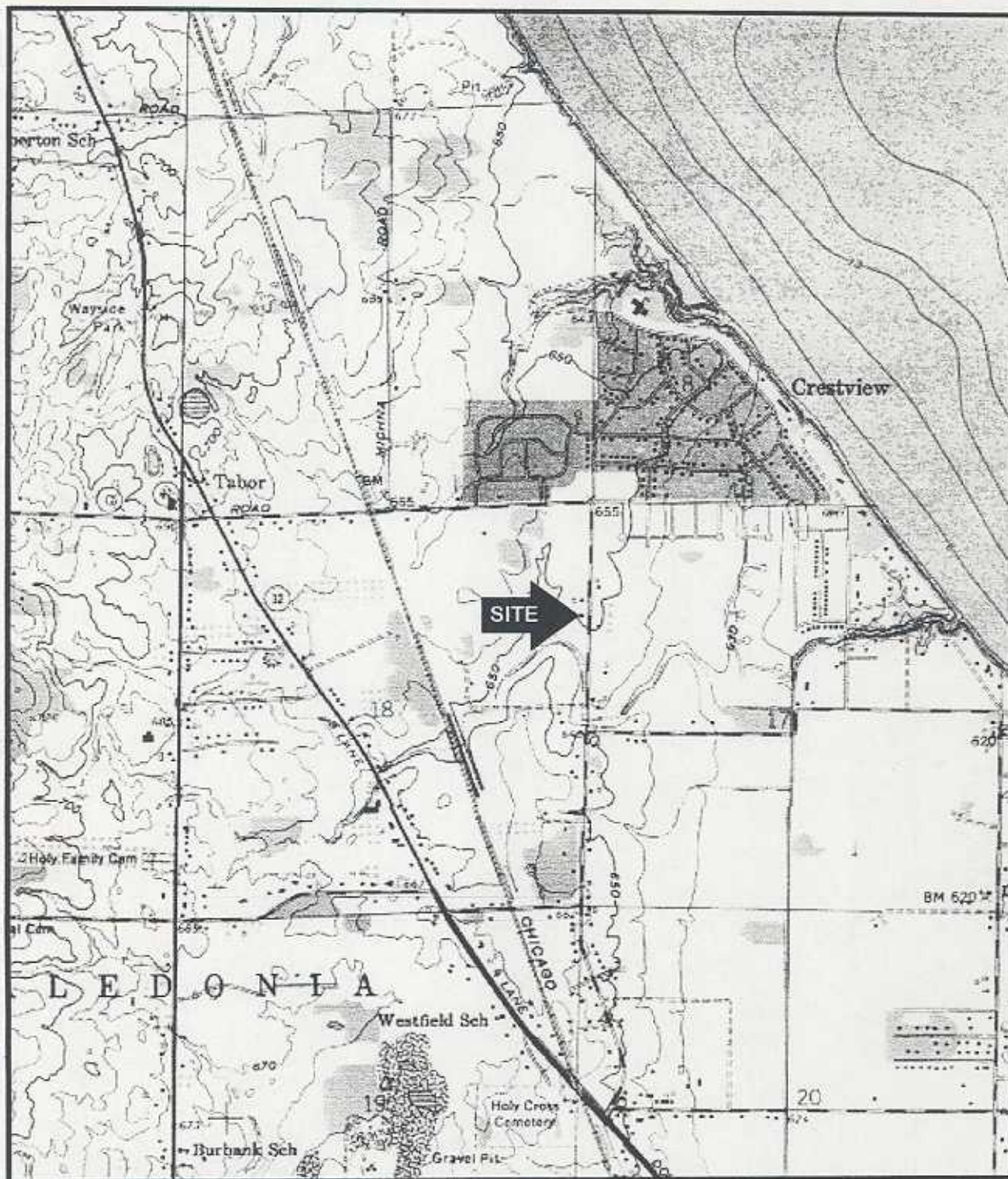
SCALE 1" = 200'  
0 40 80 120 160 200

### NOTES

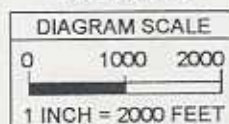
1. PARCELS WITH TWO IDENTIFICATION NUMBERS MAY BE IN SEPARATE TAXING DISTRICTS.
2. THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A GRANT FROM THE WISCONSIN LAND INFORMATION BOARD.
3. THIS MAP WAS COMPILED FROM RECORDS THAT HAVE BEEN FILED WITH RACINE COUNTY BY VARIOUS PARTIES. NEITHER RACINE COUNTY NOR OREGONIAN & OMAHA, INC. PREPARED SAID RECORDS OR HAVE ANY REPRESENTATIONS CONCERNING OR ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS MAP.
4. THIS MAP IS NOT INTENDED TO DEPICT BOUNDARY LINE DISCREPANCIES.

17-2





RACINE NORTH, WISCONSIN  
USGS 7.5 MINUTE QUADRANGLE MAP  
CREATED 1958, PHOTOREVISED 1971  
SE 1/4 NE 1/4 SEC 18 T4N R22E



6734 MIDDLE ROAD  
RACINE, WISCONSIN

PROJECT NO: J04019	PM: JEB
DRAWN BY: MLP	DATE: 4/20/04
CHKD BY:	DATE:
APRD BY:	DATE:

VICINITY  
DIAGRAM

FIGURE  
1

APPROXIMATE PROPERTY BOUNDARY

P-3

GRASS

ASPHALT

POTABLE  
WELL

GARAGE

APPROXIMATE EXTENT  
OF SOIL IMPACTS

P-1

FORMER 300-GALLON  
LEADED GASOLINE UST

P-2

6734 MIDDLE ROAD

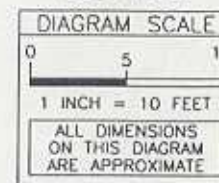
P-4

GRASS

ASPHALT

CONCRETE WALKWAY

GRASS



6734 MIDDLE ROAD  
RACINE, WISCONSIN

PROJECT NO: J04019 PM: JEB  
DRAWN BY: MLP DATE: 4/2/04  
CHECKED BY: JES DATE: 4-2-04  
APPRVD BY: JES DATE: 4-2-04  
FILE: J04010-A1

SITE FEATURES AND PROBEHOLE  
LOCATION DIAGRAM

FIGURE

2



TABLE 2 (Page 1 of 1)  
Soil Analytical Results  
6734 Middle Raod Property  
Racine, Wisconsin  
(Only the detected VOCs are listed)

Sample Location	P-1:6-8	P-1:10-12	P-2:12-14	P-3:12-14	P-4:14-16	Soil Standards
Sample collection date	3/19/04	3/19/04	3/19/04	3/19/04	3/19/04	
Depth (feet)	6-8	10-12	12-14	12-14	14-16	-
PID	1,262	<1	<1	<1	<1	-
GRO (ppm)	<b>231</b>	<5.79	<5.72	5.82	<5.72	250
VOCs (ppb)						
benzene	<250	<25.0	<25.0	<25.0	<25.0	5.5
n-butylbenzene	475	NA	NA	NA	NA	NS
ethylbenzene	<b>4,090</b>	<25.0	<25.0	<25.0	<25.0	2,900
isopropylbenzene	2,390	NA	NA	NA	NA	NS
p-isopropyltoluene	318	NA	NA	NA	NA	NS
methyl tert-butyl ether	<250	<25.0	<25.0	<25.0	<25.0	NS
naphthalene	<b>1,190</b>	NA	NA	NA	NA	*700
n-propylbenzene	839	<25.0	NA	NA	NA	NS
toluene	<b>2,010</b>	<25.0	<25.0	<25.0	<25.0	1,500
combined trimethylbenzenes	6,560	<50.0	65.5	104	140.4	NS
total xylenes	<b>10,500</b>	<25.0	<25.0	<25.0	32.8	4,100
Total Lead	9.28	8.31	NA	NA	NA	50

Notes:

\*Suggested generic soil cleanup level for the protection of groundwater.

Concentrations in bold type are above their respective generic cleanup levels.

TABLE 3 (Page 1 of 1)  
Water Analytical Results  
6734 Middle Road Property  
Racine, Wisconsin

(no VOCs were detected - the VOCs listed are those detected in soils)

Well Location Sample Date	TW-2 3/19/04	TW-4 3/19/04	Potable Well 3/19/04	NR 140 GW Standards	
				<i>PAL</i>	<i>ES</i>
VOCs (ppb)					
benzene	< 0.50	< 0.50	< 0.50	<i>0.5</i>	<i>5</i>
n-butylbenzene	< 5.00	< 5.00	< 5.00	<i>NS</i>	<i>NS</i>
ethylbenzene	< 5.00	< 5.00	< 5.00	<i>140</i>	<i>700</i>
isopropylbenzene	< 5.00	< 5.00	< 5.00	<i>NS</i>	<i>NS</i>
p-isopropyltoluene	< 5.00	< 5.00	< 5.00	<i>NS</i>	<i>NS</i>
methyl tert-butyl ether	< 0.381	< 0.381	< 0.381	<i>12</i>	<i>60</i>
naphthalene	< 8.00	< 8.00	< 8.00	<i>8</i>	<i>40</i>
n-propylbenzene	< 5.00	< 5.00	< 5.00	<i>NS</i>	<i>NS</i>
toluene	< 5.00	< 5.00	< 5.00	<i>200</i>	<i>1000</i>
combined trimethylbenzenes	< 10.0	< 10.0	< 10.0	<i>96</i>	<i>480</i>
total xylenes	< 5.00	< 5.00	< 5.00	<i>1,000</i>	<i>10,000</i>

Notes:

Concentrations in bold type are above the WAC Chapter NR 140 PALs.

Concentrations in bold and underlined type are above the WAC Chapter NR 140 ESs



March 31, 2004

Mr. Jason Bartley  
Drake Environmental, Inc.  
6980 North Teutonia Ave.  
Milwaukee, WI 53209-2536

Re: 6734 Middle Rd., Racine, WI  
Documents for GIS Registry

To Whom It May Concern:

To the best of my knowledge I believe that the legal description attached is complete and accurate.

Sincerely,

A handwritten signature in cursive script that reads "Joan Simonsen". The signature is written in dark ink and is positioned above the printed name.

Joan Simonsen